



2017-07(08)

18th January 2021

Dean Wilshee
Wilshee's Skip Hire
22 Granary Wharf
Wetmore Road
Burton-on-Trent
Derbyshire
DE14 1DU

Dear Mr Wilshee,

Re: Biodiversity enhancements assessments at Shades Farm, now known as 'Knights Lodges of Bretby'

Introduction

Ecolocation were instructed by Marrons Planning to undertake an assessment of completed biodiversity enhancements recommendations as posed in Section 5 of the Ecological Appraisal report [Ecolocation, 2017-07(08)] following the development of the above site, which deviated from the original approved planning permission (reference: 9/2017/1402), in order to discharge planning condition 13.

Site visit

The site was visited on 10th December 2020 by Kallum Buxton BSc (Hons), MSc (Assistant Ecologist, Ecolocation) and lasted approximately 30 minutes. The recorded weather was 6°C with 50% cloud, no rain and a moderate breeze. The location of the development surveyed in Figure 1 below.

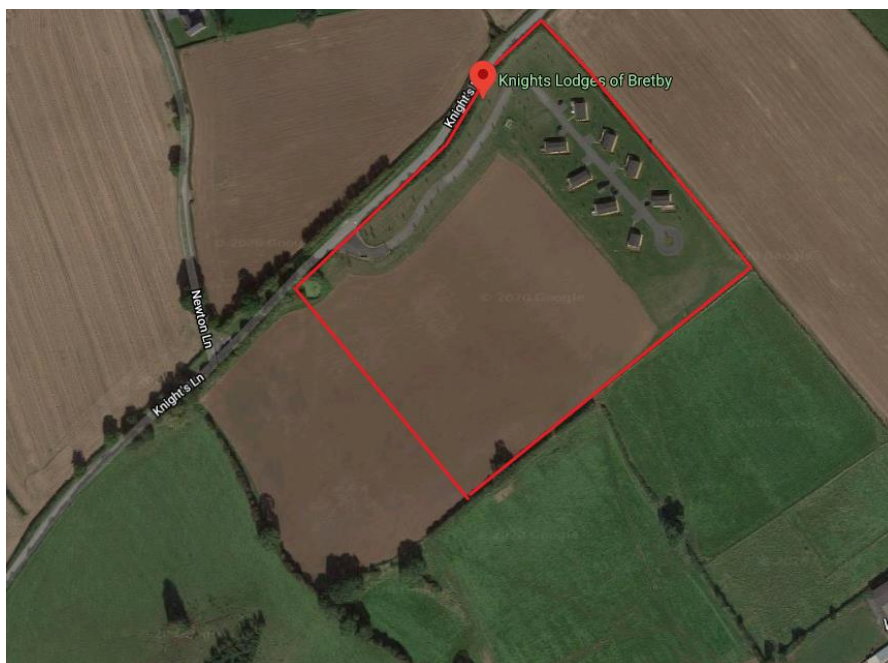


Figure 1: The area surveyed

Aims

The survey was conducted to assess to what extent the development complied with the proposed biodiversity enhancement recommendations [Section 5, Ecolocation, 2017-07(08)]; to ensure the as-built development did not result in biodiversity net-loss, impact protect species, and to provide evidence for the discharge of Condition 13 within the original planning statement.

Condition 13 reads as follows:

“The development shall be carried out in accordance with the biodiversity enhancement recommendations in Section 5 of the Ecological Appraisal prepared by Ecolocation dated 25th July 2017. Such measures shall be implemented and retained as such thereafter”

Methodology

The original Ecolocation report (Ecological Appraisal of Shades Farm, Ecolocation, 2017-07(08), dated 9th August 2017) was reviewed to understand the biodiversity enhancement recommendations and original condition of the site.

Previous biodiversity enhancements and mitigation recommendations made in Section 5 included:

1. Retention, buffering, and protection of the northern boundary hedgerow.
2. Retention of the scattered trees surrounding the dried waterbody.
3. Permanent lighting fixtures should be cowed away from the ground and away from potential bat foraging, commuting and roosting areas.
4. Any fences around cabins should contain a 13cm x 13cm gap in one or more places to ensure connectivity between gardens allowing for use and movement through the site by European hedgehog (*Erinaceus europaeus*).

Further enhancements included:

5. Planting of native trees, particularly along the northern border, to increase habitat connectivity.
6. The installation of bat boxes and bird boxes.
7. The refilling and enhancement (planting of native aquatic and marginal plants) of the dried waterbody located in the north-east of the site.
8. The construction of log piles, SUDS features, reptile basking mounds/beetle bunds, and a dedicated composting area.

A site walkover was conducted by a suitably qualified person to assess which biodiversity enhancement recommendations had been put into place, whether the enhancements were sufficient to the as-built development, and whether the as-built development posed any risk to protected species or net biodiversity.

The updated plans GL0797 01, dated 08/01/2019 by Golby + Luck landscape architects were used to assess the as-built development's confirmation to the retrospective updated plan.

Results



Photo 1 & 2, northern hedgerow boundary.

The northern boundary hedgerow (photo 1 & 2, above) had been retained and managed. Hedgerow gaps had been filled with new planting on either side of the entrance road to compensate for that removed during construction. The dried waterbody had been refilled, and the scattered trees around it retained (recommendation 2 & 7).



Photo 3: Light bollards both side of new road.

Lighting bollards (photo 3) had been installed both sides of the new road, projecting light downwards and towards the northern boundary hedgerow. This is considered unlikely to affect protected species using the hedgerow due to the low light low intensity. No fences had been constructed between the caravans/gardens (recommendation 4).

Enhancements:

Native tree saplings were observed installed either side of the new road with scattered planting around the caravans in the east of the site accordance with the updated plans (recommendation 5). Newly planted, non-native shrubs were observed installed around the cesspit tank. No new bat boxes, bird boxes, or other enhancements in (Recommendations 6,7,8) were found.

Summary & Conclusion

Upon reviewing the as-built development, and the changes to the original proposal, we consider the range of recommendations in the previous ecological appraisal report remain valid.

The enhancements selected and implemented on-site had been taken from all sections of the recommendations given in Section 5 of the aforementioned Ecolocation Ecological Appraisal. Due to the scale of the development, we feel that the completed ecological enhancements are a reasonable and proportional interpretation of Section 5 of the report; we feel the as-built development will achieve no net loss of biodiversity nor affect protected species that may be present on-site and provide sufficient biodiversity enhancement for the discharge of Condition 13 of the planning statement.

Please do not hesitate to contact me if you have any questions or queries.

Yours sincerely,



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Assistant Ecologist



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